

Low Income Housing Rehabilitation in Petersburg, AK Petersburg Indian Association and Tlingit-Haida Regional Housing Authority

Table of Contents:

- a. SF-424 – Application for Federal Assistance (document submitted through Grants.gov)
- b. HUD 2880 – Application Disclosure Update Report (document submitted through Grants.gov)
- c. Project Summary – Housing Rehabilitation
- d. Rating Factors Narrative
- e. HUD-4125 Implementation Schedule
- f. HUD-4123 Cost Summary
- g. Budget Breakdown Attachments and Quotes
- h. PIA Tribal Council Resolution – Designates THRHA as TDHE for Saxman, authorizes THRHA to apply, and identifies Low and Moderate Income targets
- i. Matching Commitment Letter – Showing commitment of match of 25% from IHBG funds
- j. THRHA Resolution – Authorization to Apply
- k. Tribal Council Resolution on Citizens Participation
- l. Tribal Council Resolution on Housing Standards
- m. THRHA Housing Standards Commitments
- n. DOE K-11 Energy Assessment Report Section on Eagle Raven
- o. THRHA Organizational Chart
- p. Letters of Support
 - a. Petersburg School District
 - b. Borough of Petersburg, AK

Project Overview:

The Petersburg Indian Association (PIA), in a joint effort with the Tlingit-Haida Regional Housing Authority (THRHA), is seeking funding through the 2016 Indian Community Development Block Grant for a rehabilitation project to ensure safe, efficient, and affordable housing is available for low income Tribal citizens in the Petersburg community. The project is to provide for rehabilitation of Eagle Raven Apartments, a 12-unit apartment complex operated by PIA and THRHA that is only available to residents with low to moderate incomes. This project will improve the safety and health of the residences, reduce energy and long-term maintenance costs for low income Tribal citizens, and enhance the community.

Threshold and Requirements Statements:

- a. Petersburg Indian Association (PIA) has no outstanding ICDBG obligations to HUD.
- b. PIA has no outstanding violations of applicable civil rights provisions, and will comply with the Indian Civil Rights Act in the use of ICDBG funds.
- c. Both PIA and THRHA have adopted rehabilitation policies and housing standards as defined in Section I.A.3.p of the NOFA, and these standards provide for:

- a. A safe house, in a physically sound condition with all systems performing their intended design functions
- b. A livable home environment that is energy efficient and incorporates energy conservation measures
- c. Provides adequate space and privacy for all intended household members.
- d. The program will primarily benefit persons with low- and moderate incomes as defined in the NOFA and 24 CFR 1003.4., and as certified by attached Resolution.
 - a. The Eagle Raven Apartments is specifically only for LMI residents, and thus one hundred percent of the beneficiaries of the rehabilitation and acquisition/rehabilitation projects will be low and moderate income as defined by HUD and the ICDBG NOFA.
- e. Direct costs for rehabilitation do not exceed \$75,000 in ICDBG funds per unit.
- f. PIA and THRHA will ensure that the projects comply with the Indian Preference requirements as defined in Section 7(b) of the Indian Self-Determination Act (25 USC450e(B)).
- g. PIA and THRHA will train and/or employ Section 3 residents or contract with Section 3 businesses in accordance with Section II.B.1.c. of the NOFA.
- h. The project involves pre-1978 housing, and PIA and THRHA will comply with the lead-based paint evaluation and hazard requirements of HUD's lead-based paint rules (24 CFR part 35) and EPA's lead-based paint rules (40 CFR part 745). PIA and THRHA will ensure that mold inspections and remediation as needed are performed as part of the rehabilitation projects.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

06/10/2016

4. Applicant Identifier:

Petersburg Indian Association

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Petersburg Indian Association

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

92-600-2708

*** c. Organizational DUNS:**

0297378140000



d. Address:

*** Street1:**

P.O. Box 1418

Street2:

*** City:**

Petersburg

County/Parish:

*** State:**

AK: Alaska

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

99833-9999

e. Organizational Unit:

Department Name:

H.U.D.

Division Name:

Office of Native American Prog

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Angela

Middle Name:

*** Last Name:**

Davis

Suffix:

Title:

Accountant/Housing Manager

Organizational Affiliation:

Petersburg Indian Association

*** Telephone Number:**

907-772-3636

Fax Number:

907-772-3637

*** Email:**

accountant@piatribal.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

I: Indian/Native American Tribal Government (Federally Recognized)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.862

CFDA Title:

Indian Community Development Block Grant Program

* 12. Funding Opportunity Number:

FR-6000-N-23

* Title:

Community Development Block Grant Program for Indian Tribes and Alaska Native Villages

13. Competition Identification Number:

FR-6000-N-23

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

14-areas_affected-Petersburg.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Low Income Housing Rehabilitation in Petersburg, AK

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

Alaska

* b. Program/Project

Alaska

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

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17. Proposed Project:

* a. Start Date:

09/15/2016

* b. End Date:

12/31/2017

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	200,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	800,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

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21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Barry

Middle Name:

* Last Name:

Morrison

Suffix:

* Title:

PIA Tribal Council President

* Telephone Number:

907-772-3636

Fax Number:

* Email:

president@piatribal.org

* Signature of Authorized Representative:

Daniel Wilson

* Date Signed:

06/10/2016

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0011
Expiration Date: 12/31/2015

Applicant/Recipient Information

* Duns Number: 0297378140000

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

Petersburg Indian Association

* Street1: P.O. Box 1418

Street2:

* City: Petersburg

County:

* State: AK: Alaska

* Zip Code: 99833-9999

* Country: USA: UNITED STATES

* Phone: 907-772-3636

2. Social Security Number or Employer ID Number: 92-600-2708

* 3. HUD Program Name:

Indian Community Development Block Grant Program

* 4. Amount of HUD Assistance Requested/Received: \$ 600,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: Low Income Housing Rehabilitation in Petersburg, AK

* Street1: 312 N Nordic Dr

Street2:

* City: Petersburg

County:

* State: AK: Alaska

* Zip Code: 99833

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☒ Yes

☐ No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD) , involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☒ Yes

☐ No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

US Department of Housing and Urban Development

Government Agency Address:

* Street1: 3000 C Street, Suite 401

Street2:

* City: Anchorage

County:

* State: AK: Alaska

* Zip Code: 99503

* Country: USA: UNITED STATES

* Type of Assistance: IHBG Grant

* Amount Requested/Provided: \$ 200,000.00

* Expected Uses of the Funds:

Housing rehabilitation

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

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Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
Tlingit Haida Regional Housing	920044273	Admin. Assistan	\$ 800,000.00 100.00 %
			\$ %
			\$ %
			\$ %
			\$ %

(Note: Use Additional pages if necessary.)

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Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.
I certify that this information is true and complete.

* Signature:

* Date: (mm/dd/yyyy)

Daniel Wilson

06/10/2016

One Page Project Summary

Low Income Housing Rehabilitation in Petersburg, AK

The Petersburg Indian Association (PIA) owns the Eagle-Raven Apartment Complex in Petersburg, AK. The Complex includes two sixplex buildings which were constructed in 1974, and provide housing for low and moderate income Tribal citizens. The Tlingit Haida Regional Housing Authority (THRHA) manages the 12 units in conjunction with PIA. Recent energy auditing conducted through DOE's Tribal Energy Grant Program, safety inspections by PIA staff, and evaluations by THRHA staff identified the following key issues that greatly impact resident safety, health, finances, and comfort.

- Inadequate ventilation in the living spaces
- Unsafe decks/stairs for resident access and use, and dying tree canopy encroachment (potential for falling on the building(s))
- Inefficient and costly to operate building heating, lighting, and appliances

The following is a list of critical needs for the facilities to improve safety, improve air quality and health, reduce monthly costs, and reduce long-term maintenance costs for residents and PIA.

- Replace existing, unsafe access and deck with new access and deck, and remove dangerous tree canopy threatening building(s)
- Implement a number of measures identified in the energy audit/safety inspections to address poor ventilation in the units, and reduce moisture in the crawlspace
- Implement recommended energy efficiency improvements to reduce costs for low to moderate income residents
 - Address building envelope, lighting, and appliances to improve energy efficiency
 - Replace the costly and inefficient heating and domestic hot water systems with high efficiency, renewable energy heat pump systems
- Repair, caulk, and paint exterior to protect lifespan of siding and building structure

Once repairs are complete, residents will be provided training on efficient operation of the new heating systems, on maintenance procedures for the units, and on financial literacy through THRHA's Financial Cent\$ program to allow them to continue to build savings and financial security. The project directly addresses the strategy of housing rehabilitation as identified in the 2014 Housing Needs Assessment performed by THRHA to address the critical need for affordable, safe, and healthy housing for low to moderate income Tribal citizens in Petersburg, AK.

PIA and THRHA have been able to address a small portion of the needed work through the THRHA Weatherization Assistance Program, but the needed additional funding is not available to complete all of the needed work. The total project cost is estimated to be \$800,000, which covers the improvements for the two buildings (12 units). The grant will be administered by THRHA as the sub recipient with PIA providing implementation oversight. The request is for \$600,000 in ICDBG funding, and \$200,000 in matching funds are committed by THRHA from the 2017 IHP and IHBG.

Project Narrative: Low Income Housing Rehabilitation in Petersburg, AK

Narrative Table of Contents

Rating Factor 1 – Capacity of the Applicant.....	2
1.1.a – Managerial and Technical Staff	2
1.1.b – Project Implementation Plan	6
1.1.c – Financial Management	7
1.1.d – Procurement and Contract Management.....	8
Rating Factor 2 – Need/Extent of the Problem.....	10
2.1 Need and Viability	10
2.2 Project Benefit (Housing)	11
Rating Factor 3 – Soundness of Approach	11
3.1 - Description of and Rationale for Project	11
3.2 – Budget and Cost Estimates	13
3.3 – Commitment to Sustain Activities (Housing)	14
Rating Factor 4 – Leveraging Resources	14
Rating Factor 5 – Comprehensiveness and Coordination.....	14
5.1 – Coordination	14
5.2 – Outputs, Outcomes, and/or Goals	15

Rating Factor 1 – Capacity of the Applicant

1.1.a – Managerial and Technical Staff

Petersburg Indian Association (PIA) was chartered in Petersburg, Alaska as a federally recognized Tribe in accordance with and by authority of the Indian Reorganization Act of June 18, 1934. PIA is partnering with Tlingit Haida Regional Housing Authority (THRHA), the Tribe's Tribally Designated Housing Entity (TDHE), to successfully implement this proposed project. THRHA will be the sub-recipient, and the grant will be implemented and administered by THRHA.

The Tribe is organized to provide effective administration and accounting in coordination with THRHA. PIA's leadership for the proposed work will come from a team consisting of the Petersburg Indian Association's Tribal Council, along with PIA staff, including the Tribal President, the Accounting / Housing Manager, and the Housing and Maintenance Manager. This team has extensive experience, and PIA administers the following successful programs with current staff.

- Higher Education
- Adult Vocational Training and Job Placement
- Direct Employment
- Social Services
- Indian Child Welfare Program
- General Assistance Program
- Tribal Transportation Program
- IGAP- Indian General Assistance Program
- Tribal Youth Program – Summer Job Placement for Youth
- Johnson O'Malley Program
- NAHASDA Housing Assistance / Maintenance
- Sealife Composting Program (Under IGAP)
- Net Recycling Program (Under IGAP)
- SouthEast Alaska Watershed Coalition study with Wrangell (Under IGAP)
- Harmful Algae Bloom Study (Under IGAP)

Table 1.1.a provides a list of key project staff offered by the project partners and their specific role on the project. A brief summary of the experience of each key project staff member and their responsibilities for the project are provided in the list after the Table. An organization chart for THRHA is attached with the application.

Table 1.1.a – List of Key Project Staff / Organizations

Name	Title	Organization	Project Role
Barry Morrison	Tribal President	PIA	Project Director
Angela Davis	Accountant/Housing Manager	PIA	Project Administrator
Jeffrey Simbahon	Housing & Maintenance Manager	PIA	Project Supervisor
Joyce Niven	VP Administration	THRHA	Grant Oversight and Accounting
Joanne Wiita	Grant Coordinator	THRHA	Administration and Reporting
Craig Moore	VP Planning & DCM	THRHA	Project Supervision

Barry Morrison, PIA – Project Director

As Tribal President, Barry Morrison oversees an annual budget of \$1.5 Million. Prior to his time as Tribal President, Mr. Morrison had spent 24 years in business management in retail managing crews ranging from 6-50 employees, and one year of facilities management in Sitka, AK. In President Morrison's time as President, he has overseen a turn-around in PIA administration, including all new Council members and administrative staff. Mr. Morrison has ensured that the corrective action plans put in place for the past administration have been strictly adhered to, and has implemented an open book policy that goes above and beyond Federal and State accounting and reporting requirements.

As Project Director, President Morrison will execute the grant agreement, ensure that all PIA policies and resolutions are followed, oversee the overall project Team's efforts, manage communication with the public for the project, and report to the Council on progress.

Angela Davis – Project Administrator

Angela Davis has 17 years of experience in accounting and project management, and was recently hired by PIA to provide extensive internal accounting and management expertise. Prior to joining PIA as the Accountant / Housing Manager, she owned and operated her own accounting firm where she prepared accounts receivable and accounts payable statements for clients on a weekly basis. In addition, she conducted annual audits and prepared income statements.

In her role as the Accounting Manager for PIA Ms. Davis manages all PIA accounting needs, including grants and budgets with basic GAAP principles on a daily basis. Ms. Davis is also the Housing Manager for PIA, responsible for accurate and complete tenant files, NAHASDA compliance, grant writing and the ICDBG project. In the previous three years, Ms. Davis has been working as a subcontractor in the local community providing accounting for multiple businesses, including one for which she provided full accounting services and property management for 4 properties including over 45 units

In her role as Grant Administrator, Ms. Davis will oversee the implementation of grant activities by THRHA, ensuring that the sub-recipient is meeting proposed timelines and adhering to the scope of work agreed to by THRHA and PIA. She will work closely with THRHA personnel to ensure that projects are completed to the satisfaction of both organizations. Ms. Davis will oversee the sub-recipient, key staff responsible for day-day operational and program service

management, as well as the environmental review requirements on behalf of the Tribe and assure that the project is managed according to ICDBG procurement requirements and within budget. She will be responsible for oversight of the sub-recipient progress and performance to ensure ICDBG fiscal and progress reporting is accurate and submitted on time. All ICDBG reports will be reviewed and approved by Ms. Davis upon completion by THRHA. Ms. Davis will be responsible for monitoring THRHA according to the ICDBG sub-recipient requirements. Ms. Davis will serve as the lead for PIA staff participation for the project and oversee the local implementation of the project in partnership with THRHA.

Jeffrey Simbahon – Project Supervisor

Jeffrey Simbahon has a Bachelor's degree in Environmental Studies and over forty years of experience in commercial and residential construction trades with eight years in managerial or supervisory roles. Mr. Simbahon has seen to the administration and implementation of a number of large projects involving over 75 staff, including a \$3.5 million environmental remediation project in Dutch Harbor, AK as well as the oversight of long term contracts with the US Forest Service and Army Corps of Engineers. Mr. Simbahon has received many certifications relating to his construction experience as well as the annual housing training received through PIA in regards to NAHASDA Essentials and NAHASDA A&O training. Mr. Simbahon has been in his current role at PIA for the past 3 years, and in this role he is responsible for overseeing maintenance on all of PIA's residential and commercial properties. Mr. Simbahon has detailed knowledge of the repairs needed at the apartments, and the building history.

As Project Supervisor, Mr. Simbahon will assist in managing contractors and consultants to ensure the work is completed as described in the application, and provide support to the Project Administrator and Project Director for reporting to the Council. Mr. Simbahon has responsibility for ensuring that assigned tasks and services comply with applicable regulations while meeting expectations of projects pursued. He has the assignment of oversight and review according to tribal standards, specifications, and generally accepted practices. PIA has supplied Mr. Simbahon with education and training on housing requirements to meet NAHASDA standards. Mr. Simbahon ensures the apartments PIA owns are compliant with AHFC (section 8) requirements. This compliance includes both the initial and annual inspections for involved agencies to ensure equality in housing standards. The knowledge Mr. Simbahon has along with his experience makes him a valuable asset to PIA, and the ICDBG project renovations along with the contractors who will be performing the work requested.

Joyce Niven – responsible for Grant Oversight and Accounting

Ms. Niven effectively manages all THRHA accounting functions and has successfully supervised \$15 million in annual revenues for THRHA during the past 13 years. Ms. Niven effectively runs grant programs by directing her fiscal staff and project team members to timely and accurately code project costs while meeting regularly to scrutinize expenditures to assure the overall project closes on time and within budget. Ms. Niven has successfully administered on-time fiscal grant reporting and close-outs for ICDBG grants during 2009 to 2014 as sub-recipient for the Organized Village of Saxman and the Yakutat Tlingit Tribe. Ms. Niven has a Bachelor of

Science in Business and Finance degree and 22 years of practical experience that will be applied to the successful financial management of the program.

In her role for Grant Oversight and Accounting, Ms. Niven will be responsible for directing all aspects of project finances and fiscal reporting. Ms. Niven will provide reporting to the Project Administrator on the financial management of the grant.

Joanne Wiita – responsible for Administration & Reporting

Ms. Wiita has 17 years of experience in operations management, administration, and project coordination. Applicable training includes; ICDBG grant implementation training, NAHASDA essentials training, project development and implementation training, and OMB Super Circular training. Ms. Wiita's achievements are the result of her education and practical experience over the past 8 years managing successful grant programs on behalf of THRHA. Ms. Wiita has effectively coordinated with project teams and management to close-out THRHA projects, reporting, and compliance for multiple grant programs including; NAHBG, ICDBG, DOE, USDA, and HUD ROSS during the past 5 years. Ms. Wiita has consistently demonstrated on time grant reporting and close-outs for THRHA ICDBG grants during 2009 to 2014 as sub-recipient for the Organized Village of Saxman and the Yakutat Tlingit Tribe.

Ms. Wiita will be responsible for ICDBG grant reporting. Ms. Wiita will work with all project team participants to ensure that grant reporting will be; a) complete, b) accurate, and, c) on time and also to include all aspects of project close-out.

Craig Moore – responsible for Project Supervision

Mr. Moore has a degree in Business Administration, Building and Construction Technology and he is a licensed General Contractor. Mr. Moore's completion of training includes; Advanced Cold Climate Homebuilding techniques; Lead-Based Paint Risk Assessments; OSHA regulations; HUD HQS inspections; Mold and Mildew assessments, Energy Efficiency and Indoor Air Quality. Mr. Moore's professional licenses and affiliations include; a) ICBO Combination Dwelling Inspector #1060428-55, b) Professional Member #0393365 International Conference of Building Officials, c) Certified AkWarm Energy Rater #65 - Alaska Housing Finance Corporation, d) HUD 203(K) fee consultant #S0134, e) Charter Member Ketchikan Home Builders Association, f) Board of Directors - Alaska Building Science Network, g) Member of the Alaska State Homebuilders Association, and h) Advisory Board Member for the SE Region, Cold Climate Housing Research Center. During the past 17 years, Mr. Moore has successfully closed out over 50 construction projects during employment with THRHA. Mr. Moore has successfully managed and closed-out many recent THRHA construction and rehabilitation projects that met expectations, benchmarks, and deadlines, notably the Saxman and Yakutat projects, both of which had ICDBG involvement, and were within the past 5 years.

Mr. Moore will be responsible for supervising the rehabilitation projects, assigning inspectors to develop rehabilitation scopes of work and budgets, managing contractor selection and management, managing program record-keeping, managing follow up training of occupants,

and providing oversight of staff and contractors. Mr. Moore will ensure that a) environmental requirements are attained, b) procurement requirements are followed, c) work meets quality standards and requirements, and d) project close-out on time and within budget.

1.1.b – Project Implementation Plan

The HUD 4125 Project Implementation Schedule is attached, and Figure 1.1.b. provides a schedule for the project in Gantt chart form. The project is anticipated to start within 45 days of the expected award date in the NOFA, and will definitively be underway inside of the required 180 days. All along the project timeline, grant reporting will be conducted in accordance with grant requirements, and these tasks are not specifically called out in the figure. This reporting includes, but is not limited to, quarterly SF425's, annual reports, and the close-out report.

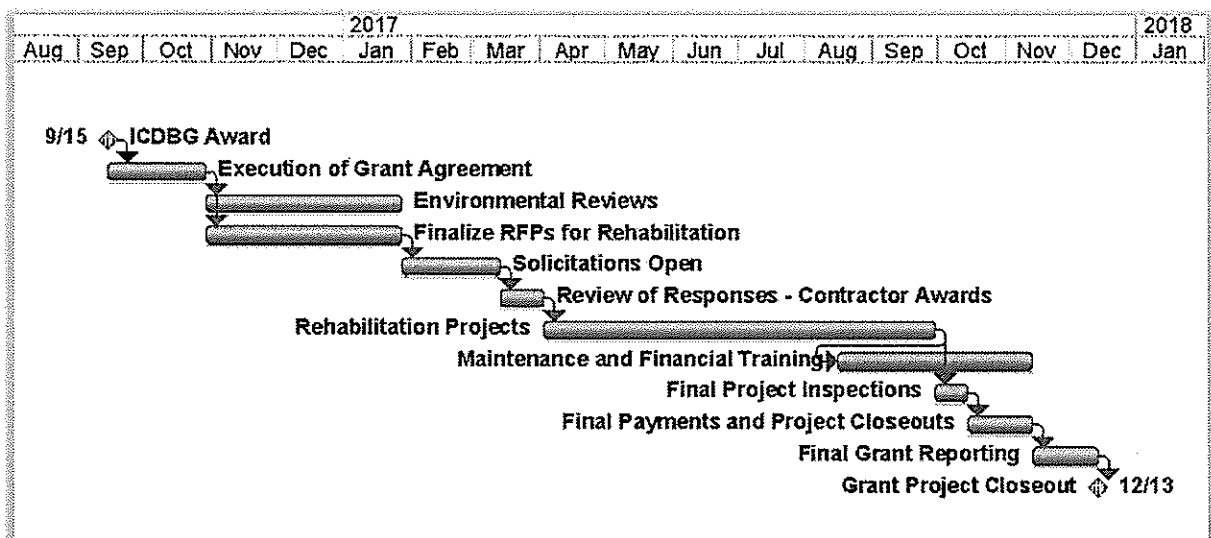


Figure 1.1.b – Project Schedule

Notes: All along the project timeline, grant reporting will be conducted in accordance with grant requirements, and these tasks are not specifically called out in the figure. This reporting includes, but is not limited to, quarterly SF425's, annual reports, and the close-out report.

It is expected that a grant agreement will be executed inside of 45 days from award, and the project team will immediately begin finalizing the scope of work for rehabilitation Requests for Proposals (RFPs). The solicitations for the projects will be issued within 120 days of the executed agreement. The solicitation period will be approximately 45 days to provide adequate time for contractor outreach and response. Subsequently, awards will be made and agreements signed with the selected contractors.

The projects would occur during the 2017 construction season, and the PIA and THRHA project team will manage the contractors, ongoing project inspections, final project inspections, and final payments and closeouts. Maintenance and financial literacy training will be provided to

residents during this time as well through existing THRHA programs and by contracted inspectors and trainers as appropriate. The plan is to do all final grant reporting and project closeout for the grant by the end of 2017.

1.1.c – Financial Management

THRHA Financial Management - The grant will be administered by the sub-recipient, THRHA, which has demonstrated successful management of over \$15 million in funds (IHBG, AHFC, USDA, DOE, Title VI, ROSS, ICDBG) during the most recent four years. The sub-recipient will use THRHA's Procurement, Internal Control, Travel, and Inventory Financial Management Systems and Administration Policies for the implementation of the ICDBG project that meets 2CFR Part 200 and 24CFR part 1003. THRHA utilizes Emphasys software for proper recordation of all transactions that provides cost detail on all projects down to individual units or product category level providing general management, oversight, and coordination (as described in 1003.206(a)). This system enables THRHA to keep a detailed accounting of all expenditures for the ICDBG project including salaries/benefits costs, travel costs, and other allowable costs for goods and services such as; materials, freight, labor, insurance, supplies, and utilities and in compliance with the OMB Super Circular to ensure budget performance, and effective reporting to granting agencies. All requests for funds, including payroll are documented by payroll timecards or purchase requisitions and signed by the responsible manager. THRHA's Finance Manager utilizes this system to give complete, accurate, and timely reports for the use in budget comparison, control and documentation (as described in 85.20(b)) and in the quarterly reporting on form SF-425 (as described in 85.41(b)) or whenever a performance update is needed by the Project Team. Additionally, THRHA maintains and retains financial documentation for ICDBG projects for at least three years past the date of close-out as required and submits an audit for funds as the sub-recipient.

THRHA conducts single annual audits performed by Newhouse & Vogler and has had no findings reported to the Federal Audit Clearinghouse for the most recent audit completed for fiscal year 2014. THRHA's 2014 audit was completed by October 31, 2015, and this has been submitted.

PIA Financial Management – PIA's management is responsible for maintaining accurate financial records, bookkeeping, maintenance of internal controls, management of grant funds, and overall fiscal activities for the PIA. PIA's most recent audit for the year ending December 31, 2014, has been submitted. The financial statement audit had no findings. The Major Federal Award Programs Audit had one finding. This finding was related to a deficiency noted in the 2013 audit, for which a corrective action plan was developed. The finding is a carry-over from 2013, and PIA continues to following the Corrective Action Plan to respond to the finding as originally reported (2013-002) and more actively monitor procedures to ensure unearned revenues do not exceed available cash. PIA has recently completed a wholesale change in administration. Since the issues seen in 2013, the Tribal Council is made up of all new members, and all new administrative staff has been put in place.

President Morrison has been in the position of President for 18 months, and has completely overhauled PIA's administrative practices, has been aggressively pursuing the Corrective Action Plan that was previously set in place, and has implemented a complete open book policy that tracks every expenditure and ensures that PIA books are ready and available for inspection by any entity at any time. President Morrison has brought extensive experience in management from the private sector, and has built up all new administrative staff with excellent accounting and management experience.

The finding itself concerns a loss that was taken by PIA associated with the Seaside restaurant. The Seaside restaurant ended up being a bad venture undertaken by PIA in the past, and the loss was posted to PIA's books in 2013. This resulted in cash revenue from unearned income being greater than the cash and cash equivalents. Thus, the unearned income was shown as being greater than the cash requirements. The Corrective Action Plan for this was established in 2013, and continues to be followed. This finding does not impact PIA's financial management, and no findings were identified in this audit that concern current PIA's financial management.

The past finding from a past administration continues to be addressed with the Corrective Action Plan, and does not at all reflect PIA's current management practices. Additionally, PIA is working with THRHA as the sub-recipient for this ICDBG grant. THRHA is tasked with full administration of the grant as part of the sub-recipient agreement, and has an extensive track record with HUD and federal procedures in general. PIA will be following its own policies as well as THRHA's policies as per the sub-recipient agreement to ensure proper financial management.

1.1.d – Procurement and Contract Management

PIA's procurement and contract management policies and procedures comply with HUD requirements 2CFR Part 200 and 24CFR part 1003, and PIA's audit does not contain any findings pertaining to Procurement or Contract Management. THRHA's audit is discussed in 1.1.c, and it did not include any findings. PIA's TDHE and sub-recipient, THRHA, will be responsible for the administration of the ICDBG project, and PIA will follow THRHA policies, in addition to its own. The following section describes how the policies meet the identified requirements.

THRHA has a Procurement Policy in place which will be applied to the procurement of all contract labor and materials secured for this project. The THRHA Board of Commissioners, by resolution has adopted this Policy for implementation of all THRHA projects. This Policy meets the requirements of 2CFR Part 200 and 24CFR part 1003, as required by HUD and outlines the process for both procurement of identified goods and services required by established thresholds of the purchases (small purchase \$0-\$100,000); Sealed Bids/invitation for Bids (IFB), when applicable over \$100,000; Competitive Proposals/Request for Proposals (RFP), when applicable over \$100,000; and Non Competitive (Sole Source) Proposals, as well as the methods used for purchase (request for price quotes, request for proposals, and invitation for bids) that controls the method of procurement (as designated in 24CFR part 85.35(d)).

THRHA's Procurement Policy is controlled by the provisions of 24CFR 85.35, procurement is in compliance with applicable federal standards and regulations along with any applicable state or local laws. In the event of any conflict in interpretation, HUD regulations prevail and apply to all contracts for the procurement of supplies, services, and construction. THRHA and PIA have an established Code of Conduct policies on file with HUD. Specific procurement standards covered in the policies are (as designated by 24CFR 85.35(b)):

- Ethics in Contracting covering Code of Conduct and Conflicts of Interest governing the performance of employees engaged in the award and administration of contracts.
- Steps prior to procurement review process to avoid purchase of unnecessary or duplicative items with consideration for consolidating or breaking out procurements for a more economical purchase.
- Intergovernmental Agreements for procurement or for the use of common good and services that are feasible and reduces project costs.
- Before the awarding of any contract, ensure that the bidder has the sufficient technical, administrative, and financial capability to perform work of the size and type involved, as well as evidence of contractor integrity and compliance with public policy, record of past performance and will reject any bid or offer not satisfying this responsibility.
- Detailed records are maintained including rationale for the method of procurement, selection of contract types, contractor selection or rejection, and the basis for price.
- THRHA is solely responsible for the settlement of contractual and administrative issues arising from procurements.
- Use of time and material type contracts only after determination that no other contract is suitable, and if the contract includes a ceiling price, that the contractor exceeds this at its own risk.
- Procedures are included to handle and resolve disputes relating to procurements and shall disclose information regarding the protest to the awarding agency.

All procurement transactions, as outlined in THRHA and PIA policies are conducted in a manner providing full and open competition consistent with 24 CFR part 85.36(c) and affirmative steps are taken to ensure that minority firms, women's businesses, and small businesses are used when possible consistent with the standards of 24 CFR part 85.36(e). Policies also ensure that a cost analysis is performed consistent with 24 CFR 85.35(f) and that technical specification on proposed procurements and pre-award review procurement documents available to awarding agencies when requested. If applicable, Bonding requirements for this Project will be consistent with 24CFR 85.35(h). Contract Clauses within the policy includes any clauses that are required by federal statutes, executive orders, and implementing regulation, as provided in 24CFR 85.35(i), although work performed by THRHA and provided for in the Project scope will be force account, or administrative staff.

Rating Factor 2 – Need/Extent of the Problem

2.1 Need and Viability

Eagle Raven apartments were constructed in the mid-1970s and consist of two housing units, each with six apartments. PIA jointly manages the housing complex with THRHA. All of the units are rented to low and moderate income residents. Recent energy auditing conducted through DOE's Tribal Energy Grant Program, safety inspections by PIA staff, and evaluations by THRHA staff identified the following key issues that greatly impact resident safety, health, finances, and comfort and require rehabilitation. The section of the DOE's Tribal Energy Grant Program report on the Eagle Raven Apartments is attached.

- Unsafe decks/stairs for resident access and use, and dying tree canopy encroachment (potential for falling on the building(s))
- Chipping paint and failing caulking on building exterior
- Inefficient and costly to operate building heating systems, lighting, and appliances
- Inadequate ventilation in the living spaces

The PIA and the Petersburg community participated in a detailed survey and housing needs assessment effort completed in 2014 that was conducted by THRHA for the Tribes it serves. The effort resulted in a very detailed study (Tlingit Haida Regional Housing Authority: Housing Needs Assessment, October 2014 by Agnew:Beck Consulting, LLC). This study showed that affordable, safe, and healthy housing is an issue for Petersburg, and that energy costs are a major issue for low income residents. The average monthly energy cost for a housing unit in the community is \$419, and 40% of residents community wide are not able to pay more than \$750 towards housing after covering monthly energy costs.

This project is critical to the viability of the community as it directly addresses the needs identified through extensive study and outreach. It rehabilitates 12 low income housing units to allow them to provide affordable, safe, and healthy housing in the Petersburg community, while drastically reducing the heating costs for the low income residents. The project directly meets the needs of the facility as identified in energy auditing and facility assessments, and targets the recommended strategy for improving the housing stock in Petersburg as identified through community outreach and the 2014 Housing Needs Assessment. Additional details of the specific needs at the facility are provided in the following paragraphs:

Safety - Immediate needs at Eagle Raven include renovations to improve the safety and functionality of the buildings. One major safety consideration to be addressed is the condition of the existing decking for first floor access to the raised foundation. Decking is pulling up and sagging in numerous locations, the condition of which poses a hazard to occupants. Funding will allow PIA to replace decking on both buildings, eliminating this safety hazard. The final improvement to resident safety that is sought by the grant application is the removal of a tree from the premises that threatens to fall on the apartment complex in the event of high winds.

Health - In addition to energy efficiency improvements identified by the DOE program, the audit process identified a lack of adequate ventilation as a health concern, and the moisture in the crawlspace as a health and long-term maintenance concern. Grant funding will also be used to improve ventilation throughout the units and the crawlspace.

Efficiency and Energy Costs - The units are heated with existing fuel oil boilers which causes residents to rely on expensive fossil fuel (fuel oil) for their heating. This results in extremely high utility costs for the facility. Petersburg has extremely low cost, renewable hydroelectricity available, and switching to this and air source heat pumps would save over \$10,000 annually for these 12 units. In addition to installing a new heating system, energy efficient lighting will be installed in place of existing T-12 fluorescent fixtures and incandescent bulbs, insulation will be improved, and a number of additional energy efficiency measures will be implemented to provide a total estimated annual energy savings of over \$13,600.

Long-Term Maintenance - The existing paint is fading and chipping, which exposes the siding to degradation. Painting of the siding will improve the longevity of the building envelope, and will also improve the facility aesthetics which improves the community.

This rehabilitation is needed to reduce operational costs and greatly improve living conditions for low and moderate income residents at Eagle Raven Apartments, ensuring a safe, healthy, and livable housing environment that is affordable.

2.2 Project Benefit (Housing)

This is a Housing Rehabilitation project. Petersburg has a ratio of \$706 from the Factor 2 Needs Table. This project is only for Low to Moderate Income occupants that meet the LMI definition in the NOFA. Thus, 100% of the rehabilitations will be for the benefit of LMI persons.

Rating Factor 3 – Soundness of Approach

3.1 - Description of and Rationale for Project

The proposed project is the renovation of Eagle Raven Apartments to improve the quality of living and reduce energy costs for low income Tribal citizens. Specifically, the project involves the following renovations and energy efficiency improvements:

- Replacement/repair of existing deck and stairs for first floor access to the raised foundation apartments
- Removal of a dying tree canopy that threatens to fall on the apartment complex
- Stripping, caulking, and repainting chipping paint on the exterior of the building
- Rehabilitation of inefficient building envelope, heating systems, lighting, and appliances
 - Insulation improvements in crawlspace and on exterior foundation walls
 - Conversion of units from oil to air source heat pumps and cove heaters (using low cost, renewable hydroelectricity)
 - Upgrade of electrical services to accommodate this conversion
 - Install of Energy Star refrigerator units

- Lighting upgrade for efficiency improvement
- Installation of proper exhaust fans and ventilation systems
 - Proper ventilation in the apartments with efficient heat recovery ventilator units
 - Proper ventilation in the crawlspace
 - Efficient range hoods that exhaust outside

The project design is based on recommendations from local and experienced energy auditors / contractors and the detailed report for the DOE Tribal Energy project. The main rationales for design are to improve health and safety, to target large reductions in ongoing energy costs using renewable energy, and to install/implement equipment and systems that will reduce long-term maintenance costs.

Overall the identified energy efficiency measures for the project will reduce annual energy costs by over \$13,600 for the 12 units. The key energy cost reduction measure that will be adopted as part of this application is the installation of highly efficient air source heat pumps. The moderate climate in Petersburg results in extremely high coefficients of performance for these systems that lead to large energy and cost savings over traditional alternatives (Table 3.1.1). Further, electricity in Petersburg is sourced from local, renewable hydroelectricity.

Table 3.1.1 – Cost of Heat from Available Fuels and Technologies in Petersburg, AK

Energy Source/Conversion Technology / Units	2015 Cost Per Unit of Energy	Higher Heating Value per Unit, \$/mmBtu	Typical Seasonal Efficiency	Cost of Heat, \$/mmBtu
Fuel Oil / Boiler / Gallons	\$4.03	0.1400	70%	\$41.12
Electric / Resistance / kWh	\$0.08	0.0034	98%	\$23.93
Electric / Heat Pump / kWh	\$0.08	0.0034	250%	\$9.38

Notes: Energy pricing from DOE K-11 Report, and the section of this report on Eagle Raven is attached.

Residents will save nearly 75% with the installation of air source heat pumps relative to the existing heating oil boilers.

This project is critical to the viability of the community as it directly addresses the needs identified through extensive study and outreach. It rehabilitates 12 low income housing units to allow them to provide affordable, safe, and healthy housing in the Petersburg community, while drastically reducing the heating costs for the low income residents. This directly meets the needs of the facility as identified in energy auditing and facility assessments, and targets the recommended strategy for improving the housing stock in Petersburg as identified through community outreach and the 2014 Housing Needs Assessment.

The project is highly feasible, there is a skilled local workforce to complete the project, and the project will be managed to ensure the best value is obtained. Upon finalizing the ICDBG grant agreement, PIA and THRHA will seek quotes from local contractors to provide the proposed upgrades, rank each of the proposals received, and select contractor(s) to provide the solicited services. Having selected a successful bidder, PIA and THRHA will provide oversight of the

property improvements throughout the construction process. Project management will include inspections during construction, and final inspection by highly qualified inspectors prior to project closeout and final payments to contractors. THRHA has extensive experience with renovation and construction projects throughout their twelve member communities in Alaska. The established budget is reasonable for completing significant renovations to Eagle Raven Apartments. Additionally, the project is extremely cost effective. The projects will reduce tenant energy and maintenance costs. The national statistic on the Cash Value of Home Maintenance states that for every \$1 spent on maintenance, up to \$100 of repairs are avoided. Further the project will reduce the annual energy cost for the 12 units by over \$13,600.

PIA and THRHA will train and/or employ Section 3 residents or contract with Section 3 businesses in accordance with 24 CFR Part 135, but not to the detriment of preferences for the benefit of Indians per 25 U.S.C. 450e(b).

3.2 – Budget and Cost Estimates

The budget is summarized in Table 3.2.A. Form HUD 4123 has been attached to the Narrative, and additional budget justification attachments with a breakdown of the matching and percentages for each expenditure type, as well as an itemized rehabilitation budget has also been attached.

Table 3.2.A – Project Budget Summary

Item	Cost
Energy efficiency improvements and housing rehabilitation	\$596,132
Environmental reviews	\$10,983
Renovation consultant cost for rehabilitation plans/design	\$15,000
PIA project management of rehab, contracts, contractors, inspections, etc.	\$49,238
Occupant Financial Literacy training and property maintenance training	\$4,647
THRHA staff travel to Petersburg	\$4,000
Administrative costs	\$120,000
Total Project Costs	\$800,000

The overall budget has been prepared by Dan Wilson of WES Energy and Environment, LLC and reviewed by Craig Moore of THRHA. The budget is largely based on budgetary quotes for key items, and these quotes are attached. Dan has provided consulting on over \$4 Billion in federal, state, local, and private sector construction and energy projects. This includes cost estimating for over 150 building construction, renovation, energy efficiency, and renewable energy projects. Dan has been involved in summarizing costs and savings for 48 energy efficiency and renovation projects for low income housing in SE Alaska in the past two years. Craig has extensive experience with construction and renovation costs in SE Alaska, having overseen over 50 construction and rehabilitation projects in SE Alaska for THRHA.

3.3 – Commitment to Sustain Activities (Housing)

PIA will ultimately be responsible for the ongoing maintenance and insurance needs of the facility, and the costs for these activities will be the responsibility of PIA. The rental fees have been established to allow for long-term viability of the property, covering insurance, maintenance, fees for management, and a sinking fund for larger maintenance items. Even though PIA is ultimately responsible, the rental agreement requires that the occupants perform basic maintenance of the properties while they live onsite, and PIA and THRHA will provide financial literacy and property maintenance training for occupants.

The items for which PIA is ultimately responsible will encompass all of the normal maintenance and insurance requirements of typical homes, including annual HVAC system checks, filter replacements, gutter cleanings, addressing any plumbing or electrical system issues, maintaining appropriate insurance policies, etc.

Residents will be educated on the energy and long-term cost savings of maintenance activities to provide an added incentive for proper maintenance and use. THRHA's financial literacy program will help home owners understand the value of saving and planning for potential future home ownership.

In the past, highly variable energy prices have eroded funding for major maintenance items, and the capital intensive conversion to consistently low-cost hydroelectricity for heating will solidify rents and budgets. These reduced energy costs will allow PIA to shift more funds toward regular maintenance of the facility, ensuring that future maintenance is conducted before renovation is needed.

It should also be noted that the improvements themselves will be designed to limit maintenance needs in the future. HVAC systems will target equipment that is low maintenance, building materials will be used that are resistant to moisture penetration and rot, and painting will reduce near-term maintenance of the building envelope.

Rating Factor 4 – Leveraging Resources

The grant request for the project is \$600,000, and matching of \$200,000 (25% of the overall project budget) has been committed from THRHA's 2017 IHBG funds. The \$200,000 will be demonstrated in THRHA's 2017 Indian Housing Plan, with this funding derived from IHP program 051 Rehabilitation of Rental Housing. THRHA has provided firm evidence of this commitment through a Letter of Commitment, which is attached with the application.

Rating Factor 5 – Comprehensiveness and Coordination

5.1 – Coordination

PIA has been in communications with the City of Petersburg, the Central Council, THRHA, and many community organizations during the planning process for determining how to address housing needs for long-term viability of the Petersburg community.

The target of this project comes directly from the recommendations in the 2014 Housing Needs Assessment, which was the culmination of multiple years of outreach and planning for housing needs in the community. PIA has conducted a public meeting specifically soliciting comments from the community on this project and this application for ICDBG funding. Public notices for the meeting were posted, and descriptions of the project were made available prior to the meeting. The comments from this meeting have been documented and reviewed by PIA during final development of the application. Per grant application requirements, PIA has provided a resolution describing that the community participation has been conducted. Letters of support for the project have been provided from the Petersburg School District, and the Borough of Petersburg.

5.2 – Outputs, Outcomes, and/or Goals

This project will provide the following outputs:

- Rehabilitation of Eagle Raven Apartments, which includes two buildings totaling twelve (12) 1,344 ft² affordable housing units (16,128 ft² total) for LMI Tribal citizens within Petersburg, AK

The project will have the following outcomes:

- Provision of affordable, safe, and healthy living environments for 12 households in Petersburg
 - Reduction in health-related illnesses resulting from poor indoor air quality from mold and/or poor ventilation for 12 LMI units for Tribal citizens
- Energy efficiency improvements, energy cost savings, and maintenance cost savings for 12 LMI units as part of the rehabilitation, which will free up monthly income for the 12 LMI units
 - Estimated annual cost savings is approximately \$13,600 per year across the 12 units
- Improvement of community aesthetics by improving Eagle Raven Apartments

Implementation Schedule

Indian Community Development Block Grant (ICDBG)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 4/30/2018)

See Instructions and Public Reporting Statement on back.
Submit a separate implementation schedule for each project category.

1. Name of Applicant (as shown in Item 5, Standard Form 424)	2. Application/Grant Number (to be assigned by HUD)		3. <input checked="" type="checkbox"/> Original (First submission to HUD) <input type="checkbox"/> Pre-Award Submission <input type="checkbox"/> Amendment (submitted after grant approval)		Date (mm/dd/yyyy)																																																																																																												
Petersburg Indian Association					06/08/2016																																																																																																												
4. Name of Project (as shown on form HUD-4123, Item 4) PIA Housing Rehabilitation	5. Effective Date (mm/dd/yyyy) 09/15/2016	Expected Completion Date (mm/dd/yyyy) 11/15/2017	Expected Closeout Date (mm/dd/yyyy) 12/31/2017																																																																																																														
6. Environmental Review Status																																																																																																																	
<input type="checkbox"/> Exempt (As described in 24 CFR 58.34) <input type="checkbox"/> Under Review (Review underway; findings not yet made) <input type="checkbox"/> Finding of No Significant Impact (Finding made that request for release of funds for project is not an action which may significantly affect the environment.) <input type="checkbox"/> EIS Required (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37) <input checked="" type="checkbox"/> Not Started (Review not yet begun) <input type="checkbox"/> Certification (Environmental review completed; certification and request for release of funds being prepared for submission.) <input type="checkbox"/> Categorically Excluded (as described in 24 CFR 58.35)																																																																																																																	
7. Tribal Fiscal Year (mm/dd/yyyy)																																																																																																																	
8. Task List (List tasks such as environmental assessment, acquisition, etc.)	9. Schedule. Use Calendar Year (CY) quarters. Fill in the CY below. See detailed instructions on back.																																																																																																																
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Cost Summary

Indian Community Development Block
Grant (ICDBG)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 4/30/2018)

See Instructions and Public Reporting Statement on back.

1. Name of Applicant (as shown in Item 5, Standard Form 424) Petersburg Indian Association			2. Application/Grant Number (to be assigned by HUD upon submission)		
3. <input checked="" type="checkbox"/> Original (check here if this is the first submission to HUD)			<input type="checkbox"/> Revision (check here if submitted with implementation schedule as part of pre-award requirements)		<input type="checkbox"/> Amendment (check here if submitted after HUD approval of grant)
			Date (mm/dd/yyyy) 06/08/2016		
4. Project Name & Project Category (see instructions on reverse) a	Planned ICDBG Expenditures b	Planned Other Federal Funds Expenditures c	Planned Non-Federal Funds Expenditures d	Total Planned Expenditures e	Source of Other Funds for each Activity f
PIA Housing Rehabilitation	\$ 480,000.00	\$ 200,000.00	\$	\$ 680,000.00	
				0.00	
				0.00	
				0.00	
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5. Administration					
a. General Management and Oversight.	120,000.00			120,000.00	
b. Indirect Costs: Enter indirect costs to be charged to the program pursuant to a cost allocation plan.				0.00	
c. Audit: Enter estimated cost of Program share of A-133 audits.				0.00	
Administration Total *	\$ 120,000.00	\$ 0.00	\$ 0.00	\$ 120,000.00	
6. Planning The Project description must address the proposed use of these funds.					
7. Technical Assistance Enter total amount of ICDBG funds requested for technical assistance. **					
8. Sub Total Enter totals of columns b, c, and d.	\$ 600,000.00	\$ 200,000.00	\$ 0.00		
9. Grand Total Enter sum of columns b, c, and d.					\$ 800,000.00

* The total of items 5 and 6 cannot exceed 20% of the total ICDBG funds requested.

** No more than 10% of ICDBG funds requested may be used for technical assistance. If funds are requested under this line item, a separate project description must accompany the application to describe the technical assistance the application intends to obtain. Only technical assistance costs associated with the development of a capacity to undertake a specific funded program activity are eligible (24 CFR 1003.206).

Budget Summary

PIA - Rehabilitation Effort - Budget Summary - DRAFT for Review

Grant Application: ICDBG

Organization: PIA and THRHA

Date: May 18, 2016

SUMMARY OF BUDGET CATEGORY COSTS PROPOSED

Category	Budget	ICDBG SHARE	GRANTEE SHARE	Total Funds	Project Costs %	Comments
a. Personnel	32,000	32,000		\$32,000	4.0%	PIA Project Manager, Renovation Coord.
b. Fringe Benefits	17,238	17,238		\$17,238	2.2%	PIA Project Manager, Renovation Coord.
c. Travel	4,000	4,000		\$4,000	0.5%	THRHA staff - IHBG matching funding oversight
d. Equipment	-	-		\$0	0.0%	
e. Supplies	-			\$0	0.0%	
f. Contractual						
Environmental Reviews	10,983	10,983		\$10,983	1.4%	Environmental reviews for due diligence on projects
Renovation PM / Inspector	15,000	15,000		\$15,000	1.9%	Renovation project inspections and oversight
Maintenance / Financial Ed	4,647	4,647		\$4,647	0.6%	Maintenance and financial education for residents
Total Contractual	30,630	30,630	-	\$30,630	3.8%	
g. Other Direct Costs	596,132	396,132	200,000	\$596,132	74.5%	Rehabilitation of two buildings (12 units total)
h. Administrative	120,000	120,000		\$120,000	15.0%	20% allowable admin on ICDBG funds
Total Project Costs	\$ 800,000	\$ 600,000	\$ 200,000	\$800,000	100.0%	

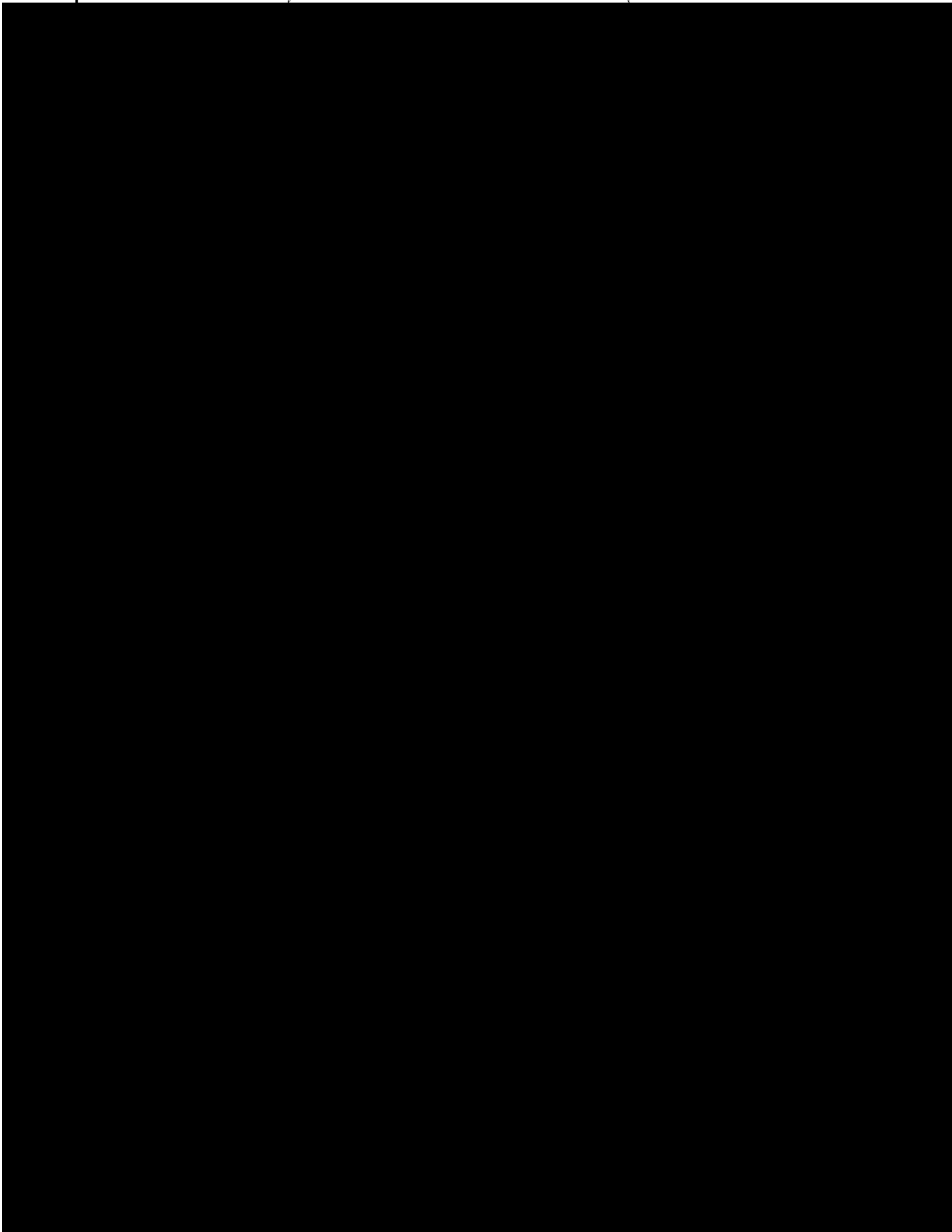
Additional

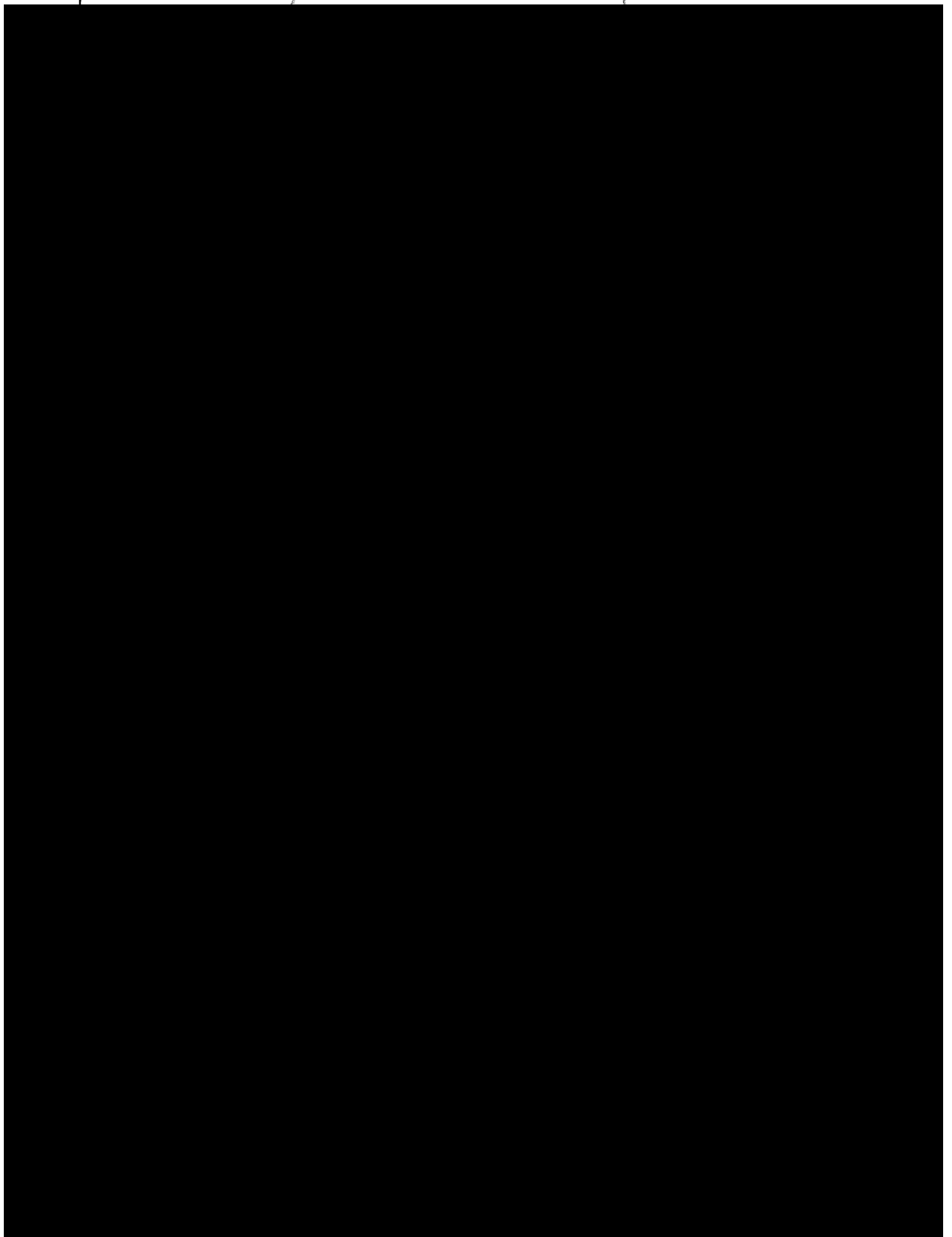
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Improvements for One Building (6 units)	Annual Energy Savings	Cost	Estimate Source
Insulation / Sealing / Crawlspace	\$1,461	\$15,233	
On- or Below-Grade Floor, Perimeter: House: Install 4' of R-30 rigid board insulation on perimeter of Crawl Space Floor.	\$1,012	\$5,072	DOE Report
Exterior Door: Door to Main Body: Remove existing door and install U-0.16 fiberglass door with polyurethane core.	\$13	\$1,779	DOE Report
Above-Grade Wall: Crawlspace Skirting: Install R-20 rigid foam board to interior of wall.	\$436	\$7,273	DOE Report
New 110 CFM Exhaust Fan for crawlspace	\$0	\$1,110	DOE Report
Heating and Domestic Hot Water (DHW)	\$5,088		
Replace oil boiler with mini-split heat pumps (each unit with own)	\$5,088		Quote
DHW hot water heaters	\$0		Quote
Electric service upgrades		\$17,175	Estimated
Cove heaters and water heater wiring			Quote
Lighting and Appliances	\$261	\$16,000	
Energy Star Refrigerator	\$60	\$6,000	Estimated
Lighting Upgrade	\$201	\$10,000	Estimated
Ventilation	\$0		
3 Speed 150 CFM Range Hood	\$0	\$9,000	Estimated
Heat Recovery Ventilators			Quote
Deck /Tree Removal / Outside Repairs	\$0		
Deck and stair repair			Quote
Tree Removal			Quote
Repair, Caulk, and Paint Siding			Quote
<i>Subtotal</i>	<i>\$6,810</i>	<i>\$251,000</i>	
		<i>\$25,100</i>	
<i>Subtotal</i>		<i>\$276,100</i>	
		<i>\$21,966</i>	
Total Project Cost for One Building Renovation and Total Energy Savings	\$6,810	\$298,066	
Cost and Savings for Renovation of Both Buildings (12 Units)	\$13,619	\$596,132	

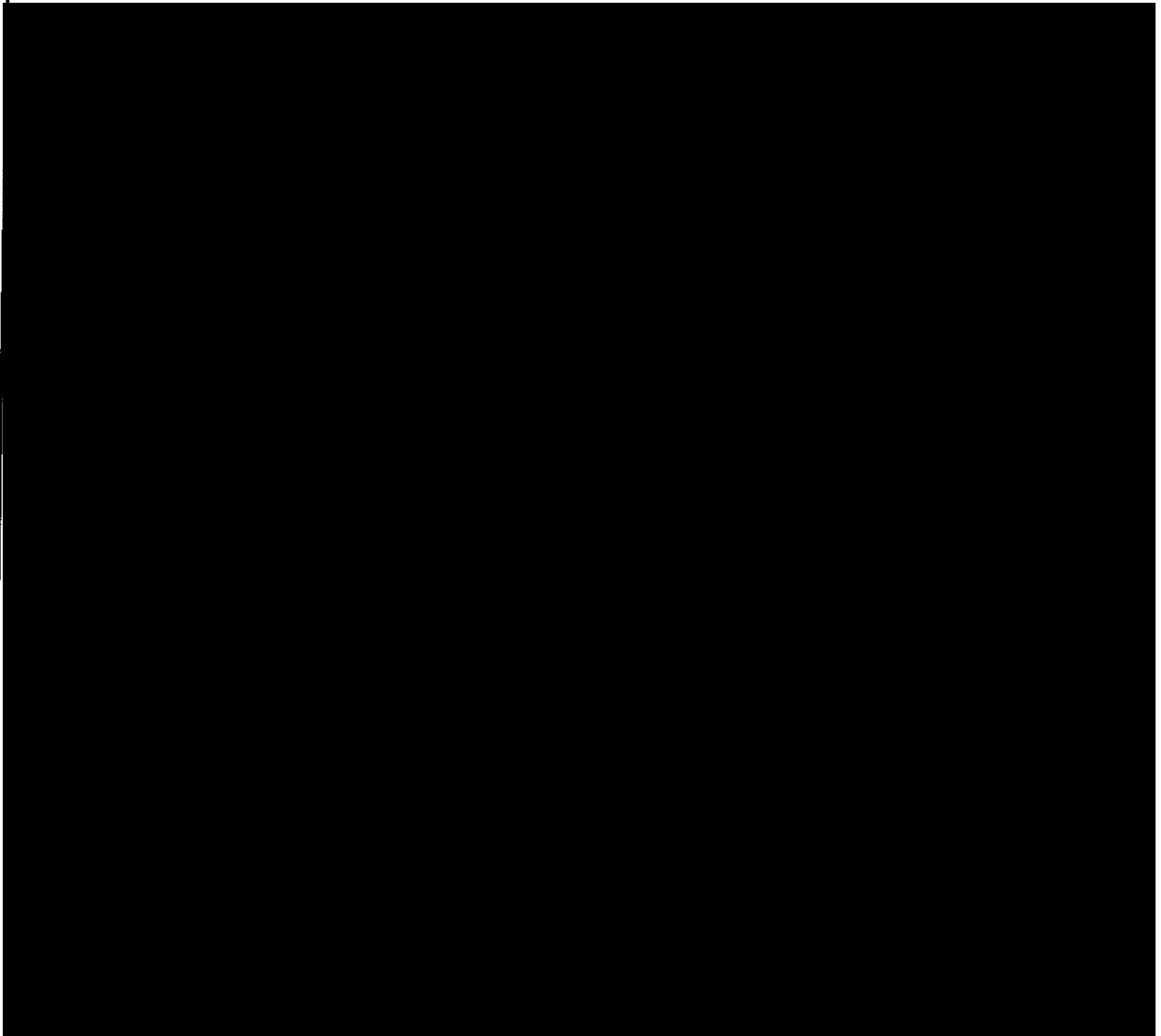
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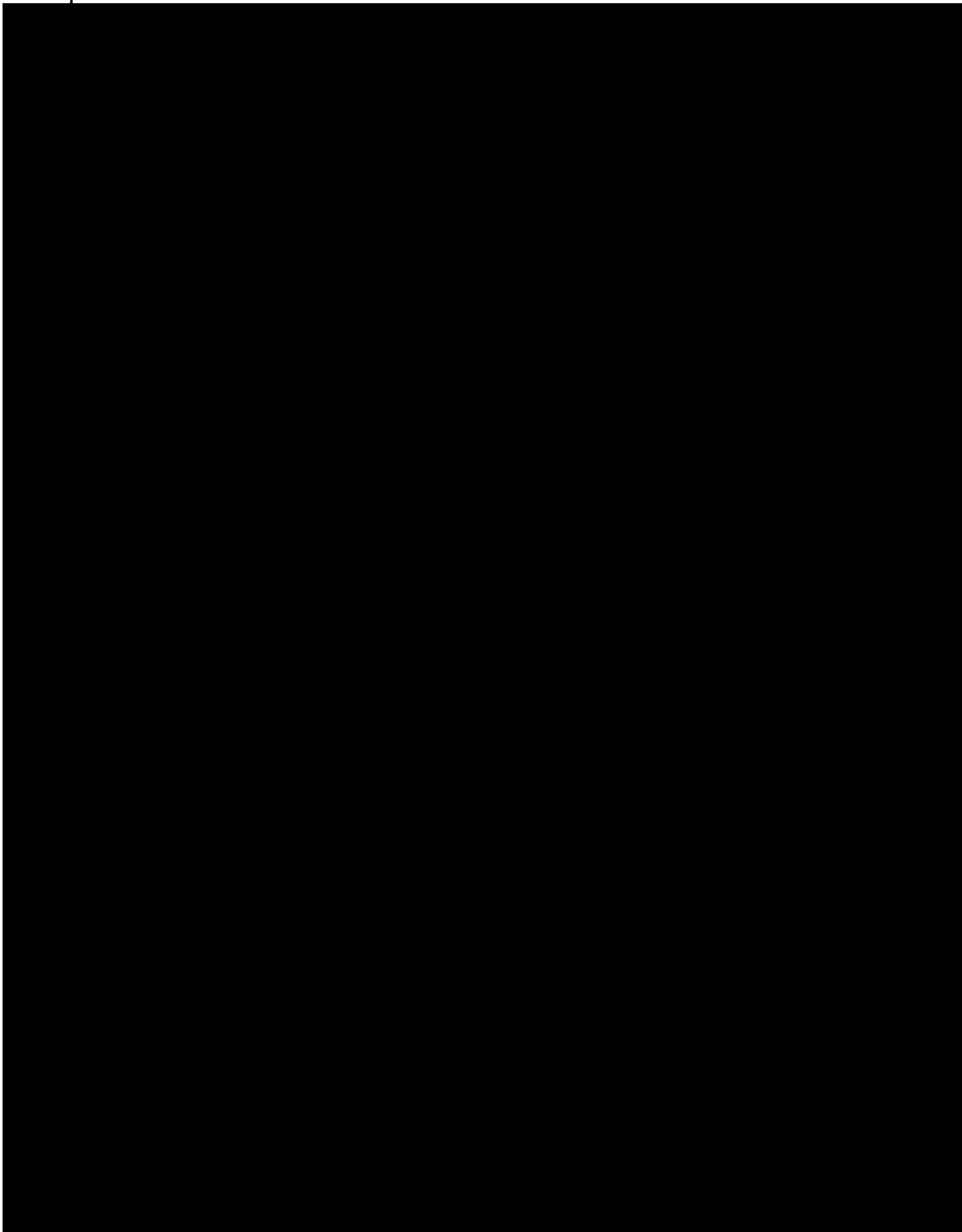
- Where the source of the cost says Estimated, the estimate is developed by WES Energy and Environment, LLC.
- Where the source of the cost says DOE Report, the cost is from the DOE K11 energy assessment report.
- The design for the majority of systems/items are included in the contractor estimates, and covered by THRHA or outside renovation contractor efforts in overall budget.
- Energy savings are from the DOE K11 report or estimated by WES Energy and Environment, LLC using DOE K11 energy costs.

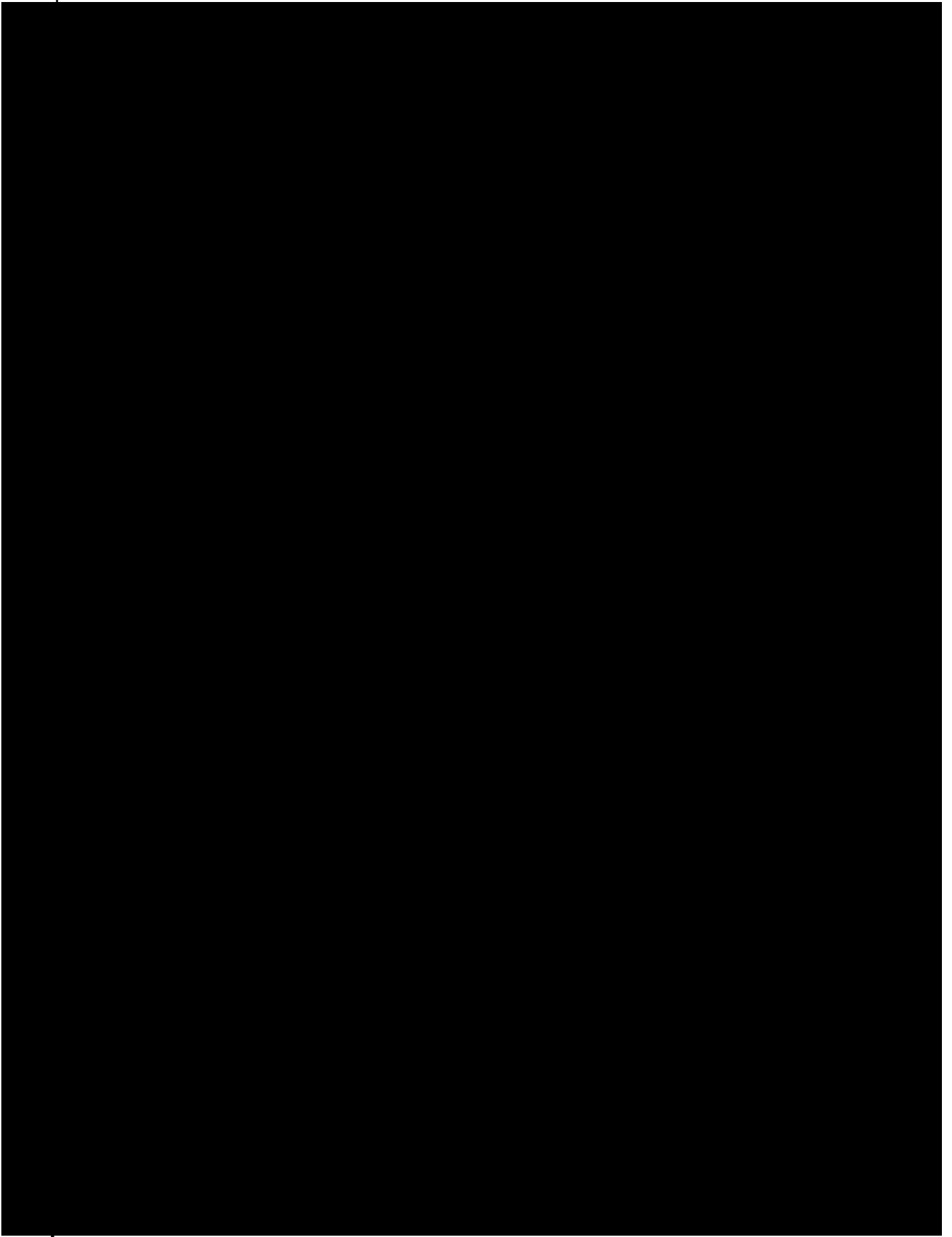


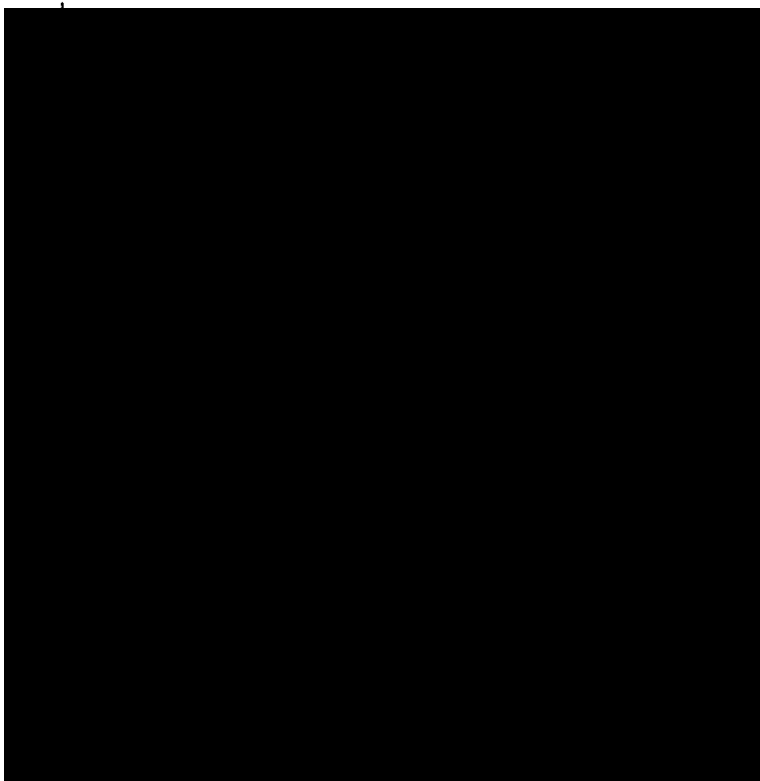












APR 18 2016

THRHA

Tribal Council of the Petersburg Indian Association

Resolution

Title:

WHEREAS, Petersburg Indian Association (PIA) is a federally recognized tribe of more than 350 tribal citizens; and

WHEREAS, PIA's objective is to improve the quality of life, health, and welfare of its tribal members and provide an opportunity for Tribal Members by providing services to all those who may benefit from affordable housing in Petersburg, Alaska; and

WHEREAS, in 2014 Agnew::Beck Consulting conducted a housing assessment to include surveying Petersburg Tribal Citizens needs and priorities; and

WHEREAS, the 2014 Agnew::Beck survey outcome determined that rehabilitation of housing is a priority for PIA Tribal Citizens; and

WHEREAS, PIA does not have adequate funding sources available to rehabilitate existing housing and has determined that ICDBG funding is essential to fully fund our rehabilitation needs; and

WHEREAS, the Tlingit Haida Regional Housing Authority is recognized as a legally established Tribally Designated Housing Entity of Indian Tribes, which is controlled, sanctioned, or chartered by recognized governing bodies of Indian Tribes throughout southeast Alaska; and

WHEREAS, the PIA in partnership with Tlingit Haida Regional Housing Authority is submitting an application to Housing and Urban Development (HUD); and

WHEREAS, the Tlingit Haida Regional Housing Authority will adhere to State of Alaska construction standards and is the subrecipient of ICDBG funding to administer ICDBG grant funding in partnership with PIA; and

WHEREAS, funds used for housing in Petersburg assures that at least 70% of ICDBG program funds will benefit low-and moderate income Alaska residents; and

WHEREAS, the rehabilitated rental units will provide safe affordable housing for persons that are low-and moderate income Alaska residents and/or elderly citizens; and

WHEREAS, the Tlingit Haida Regional Housing Authority is PIA's established Tribally Designated Housing Entity and PIA is accountable as the ICDBG grantee and will monitor the performance of THRHA as subrecipient of ICDBG funding according to Â§1003.204; and

NOW THEREFORE BE IT RESOLVED, that the Petersburg Indian Association Tribal Council hereby authorizes the Petersburg Indian Association to apply for ICDBG funding with the support of the Tlingit & Haida Regional Housing Authority with our application for ICDBG funding.

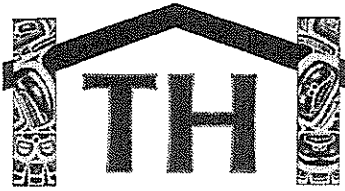
ADOPTED this 15 day of Apr-1 2016, by the Council of the Petersburg Indian Association by a vote of 3 yeas, 0 nays, 0 abstentions and 0 absence(s).

CERTIFY


President

ATTEST


Tribal Secretary



Regional Housing Authority

May 3, 2016

Grants Management Specialist
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Re: ICDBG Application
Firm Commitment - Leverage \$200,000

Dear Grants Management Specialist,

Petersburg Indian Association has contacted Tlingit Haida Regional Housing Authority (THRHA) to help fund their rental housing rehab project. Petersburg Indian Association has no available funds to complete the project and therefore is seeking ICDBG funding. THRHA has obligated all 2017 Indian Housing Block Grant funds with exception of \$200,000.

THRHA serves as the Petersburg Indian Association's Tribally Designated Housing Entity (TDHE) and seeks opportunities that benefit the safety, health, and wellbeing of tribal members.

On behalf of THRHA this letter serves as our written statement committing \$200,000 subject to the Petersburg Indian Association's ICDBG funding award. Upon HUD award of ICDBG funding, THRHA will disperse IHBG funding according to the ICDBG implementation schedule.

THRHA's leveraged commitment will be demonstrated in our 2017 Indian Housing Plan with match funding derived from IHP program 051 Rehabilitation of Rental Housing.

Sincerely,

Ricardo Worl
President and CEO



Regional Housing Authority

Tlingit Haida Regional Housing Authority
RES 16-02
April 19, 2016

ENTITLED: *Authorization to Apply for Grant Program Funds for
Tlingit-Haida Regional Housing Authority*

WHEREAS, Tlingit-Haida Regional Housing Authority (T-HRHA), in its efforts to develop additional affordable housing and economic development opportunities and programs; and

WHEREAS, the Board of Commissioner's authorization is required to apply for certain grant funding opportunities, and

WHEREAS, T-HRHA may apply for the following grant programs through 2016 where Board of Commissioner authorization is required:

1. Alaska Energy Authority (AEA)
2. AHFC Community Housing Development Organization (CHDO)
3. AHFC HOME Grant
4. Alaska Energy Authority Funding Proposals
5. Community Development Financial Institution (CDFI) Grant
6. Department of Energy and Tribal Department of Energy
7. Establishment of Community Based Development Organization (CBDO)
8. Federal Home Loan Bank/AHP
9. HUD Community Compass Technical Assistance and Capacity Building Program
10. HUD Community Development Block Grant (CDBG)
11. HUD Indian Community Development Block Grant (ICDBG)
12. HUD Rural Housing & Economic Development Grant (RHED)
13. HUD Rural Opportunities for Self-Sufficiency (ROSS)
14. Low Income Housing Tax Credit
15. Section 184 or Title VI Loan Guarantee Program
16. USDA Rural Community Development and Rural Utility Service Grants
17. Other federal, state, city, foundation or financial institution grant or loan opportunities that are housing- related that T-HRHA may be eligible to apply.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Tlingit-Haida Regional Housing Authority does hereby support the preparation and submission of the above mentioned grant programs and authorizes the President/CEO to sign the appropriate grant applications and execute any related contract documents.

PASSED, ADOPTED AND APPROVED by the Board of Commissioners of the Tlingit-Haida Regional Housing Authority this 19th day of April 2016 by a vote of 5 Yea(s), 0 Nay(s), 0 Abstention(s) and 0 Absence(s).

CERTIFY:



Clinton Cook, Sr., Chairman
Board of Commissioner

ATTEST:



Virginia Lawnicki, Secretary
Board of Commissioner





Petersburg Indian Association
PO Box 1418
Petersburg, AK 99833
Phone: 907-772-3636 Fax: 907-772-3637



HOUSING RESOLUTION No. 2016-02

A RESOLUTION CONFIRMING THAT THE Petersburg Indian Association IS IN COMPLIANCE WITH THE CITIZEN PARTICIPATION REQUIREMENT

WHEREAS, the Petersburg Indian Association (PIA) is a federally recognized Tribe; and

WHEREAS, the Petersburg Indian Association is dedicated to the overall health and well being of its tribal members, including low income residents; and

WHEREAS, the Petersburg Indian Association Tribal Council has the authority to apply for federal, state and local funding to benefit its tribal members; and

WHEREAS, the Petersburg Indian Association wishes to receive grant funds under the Department of Housing and Urban Development, Indian Community Development Block Grant (ICDBG); and

WHEREAS, the ICDBG requires compliance with the Citizen Participation Requirement per 24 CFR § 1003.604 (a); and

WHEREAS, the following demonstrates the approach the PIA took to meet the Citizen Participation Requirement:

- PIA permitted residents and tribal members to examine and appraise the ICDBG Program application and funding amount for the PIA Housing Rehabilitation Program
- PIA has adequately published a meeting announcement and held a meeting at a convenient location and time in order to obtain the views of residents
- PIA has published a community statement to afford residents an opportunity to examine its contents and submit comments
- PIA considered all comments and views expressed by residents and tribal members and has appropriately modified the application according to the suggestions and made the modified application available to residents

WHEREAS, the due diligence of PIA, by involving and consulting with residents and tribal members, shall not be construed to restrict the responsibility and authority of PIA for the execution of the project; and



Petersburg Indian Association
PO Box 1418
Petersburg, AK 99833
Phone: 907-772-3636 Fax: 907-772-3637



WHEREAS, the citizen participation does not include concurrence by any person or group in making final determinations on the contents of the PIA ICDBG program application; and

NOW, THEREFORE, BE IT RESOLVED, that the Petersburg Indian Association Tribal Council confirms that the Petersburg Indian Association has concurred with the Citizen Participation Requirement per 24 CFR § 1003.604.

PASSED THIS 10 TH **DAY OF** May, 2016.


Barry Morrison, Tribal President

CERTIFICATION

This is to certify that I, Rita Byrer, am the Secretary of the Petersburg Indian Association and that Council consists of 7 duly elected members, and that this Resolution No. 2016-2 was considered and adopted at a duly convened meeting of the Petersburg Indian Association at which a quorum of the members was present and voting, and that taken was 7 for, 0 against, and 0 abstaining.

ATTEST:


Rita Byrer, Tribal Secretary



Petersburg Indian Association
PO Box 1418
Petersburg, AK 99833
Phone: 907-772-3636 Fax: 907-772-3637



HOUSING RESOLUTION No. 2016-03

A RESOLUTION CONFIRMING THAT THE Petersburg Indian Association IS IN COMPLIANCE WITH THE STATEMENT ON HOUSING STANDARDS REQUIREMENT

WHEREAS, the Petersburg Indian Association (PIA) is a federally recognized Tribe; and

WHEREAS, the Petersburg Indian Association is dedicated to the overall health and well being of its tribal members, including low income residents; and

WHEREAS, the Petersburg Indian Association Tribal Council has the authority to apply for federal, state and local funding to benefit its tribal members; and

WHEREAS, the Petersburg Indian Association wishes to receive grant funds under the Department of Housing and Urban Development, Indian Community Development Block Grant (ICDBG); and

WHEREAS, the ICDBG requires compliance with the Statement on Housing Standards Requirement per 24 CFR § 1003.208; and

WHEREAS, the following Housing Standards are adopted by the PIA to meet the Statement on Housing Standards Requirement:

Housing provided by the PIA to tribal members shall conform to the following standards:

- (a) a safe house, in physically sound condition with all systems performing their intended design functions;
- (b) a livable home environment that is energy efficient and incorporates energy conservation measures; and,
- (c) provides adequate space and privacy for all intended household members.



Petersburg Indian Association

PO Box 1418

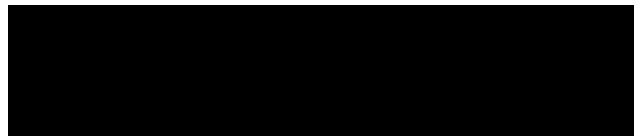
Petersburg, AK 99833

Phone: 907-772-3636 Fax: 907-772-3637



NOW, THEREFORE, BE IT RESOLVED, that the Petersburg Indian Association Tribal Council confirms that the Petersburg Indian Association has concurred with the Citizen Participation Requirement per 24 CFR § 1003.208.

PASSED THIS 10TH **DAY OF** May, 2016.

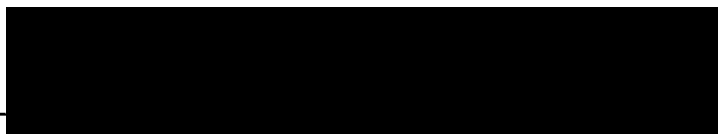


Barry Morrison, Tribal President

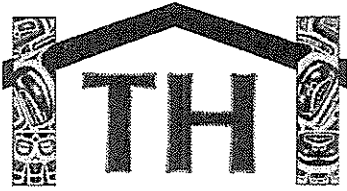
CERTIFICATION

This is to certify that I, Rita Byrer, am the Secretary of the Petersburg Indian Association and that Council consists of 7 duly elected members, and that this Resolution No. 2016-03 was considered and adopted at a duly convened meeting of the Petersburg Indian Association at which a quorum of the members was present and voting, and that taken was 7 for, 0 against, and 0 abstaining.

ATTEST:



Rita Byrer, Tribal Secretary



Regional Housing Authority

May 3, 2016

Grants Management Specialist
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Re: ICDBG Application
Firm Commitment – Sub-recipient Agreement

Dear Grants Management Specialist,

Tlingit Haida Regional Housing Authority (THRHA) serves as the Petersburg Indian Association's (PIA) Tribally Designated Housing Entity (TDHE).

THRHA supports PIA's commitment to provide their Tribal citizens with affordable, safe housing. In partnership with PIA, THRHA is committed to providing sub-recipient services that will include the construction rehab of the Raven Eagle Apartments to better serve low-to-moderate income tenants.

THRHA adheres to the State of Alaska construction standards and HUD Housing Quality Standards. THRHA's 45 years of construction experience in southeast Alaska's maritime climate will benefit the outcome of ICDBG funding investment that will result in an energy efficient building with sustainable operations.

The rehabilitation of the Raven Eagle Apartments is needed to address high operational costs, safe housing, and affordability for low income Tribal citizens.

Sincerely,

Ricardo Worl
President and CEO

2.10 PETERSBURG

The Borough of Petersburg, Alaska is located on the northwest end of Mitkof Island, about 120 miles between Juneau and Ketchikan. The average annual high temperature in the area is 49.3°F and the average annual low temperature in the area is 36.7°F. Annual Heating Degree Days (HDD) base 65F = 8,485 HDD.

Petersburg is not accessible by direct road access. It can only be reached by air or water. There is twice daily jet service provided by Alaska Airlines. The Alaska Marine Highway System provides ferry access. Alaska Marine Lines provides twice weekly barge service. Charter aircraft and boats are also available. The community has 2 barge terminals, 3 harbors, and 3 docks. The maximum vessel length that can be accommodated is 140 ft. The state owned James A Johnson Airport is located there and also the Lloyd R. Roundtree Seaplane Base.

The population of Petersburg is 2,823 and the median age is 41.4 years old. Petersburg's economy relies heavily on commercial fishing, fish processing, and seasonal tourism and is designated as a subsistence community. 72% of the population is employed in the private sector, while 22% is in local government. The average household income is \$84,408. There are 1,356 housing units available in the area, of which 821 are owner occupied and 402 are renter occupied. Table 2.10-1 shows an energy cost comparison for heating fuels in the community.

Table 2.10-1 : Petersburg Cost of Energy Comparison

Technology, Unit	Input Btu/Unit	Cost/Unit	Assumed Efficiency	Output Btu/Unit	Cost/ mmBtu Output
#2 Fuel Oil, Gallon	138,800	\$4.03	80%	111,040	\$36.29
Propane, Gallon	91,300	\$2.65	80%	73,040	\$36.28
Electricity, kWh (Resistance)	3,412	\$0.08	100%	3,412	\$23.45
Electricity, kWh (Heat Pump)	3,412	\$0.08	300%	10,236	\$7.82
Wood Pellets, Ton	15,200,000	\$450.00	80%	12,160,000	\$37.01

Note: Fuel prices provided by AkWarm software based on the 3/30/2015 library. Biomass & propane prices obtained from local providers.

2.10.1 Eagle-Raven Apartments

The Eagle-Raven Apartments are an apartment complex formerly owned and operated by AHFC. They are now owned by Petersburg Indian Association and are managed using a collaborative effort with THRHA. They were constructed around 1974. There are 2 buildings with 6-three bedroom apartments each. The apartments are 2 floors, with the kitchen, living room, and laundry on the main floor and the bedrooms and bathroom on the second floor. The layouts are the same in all of the units, however, each pair is mirrored of the adjacent unit. The exterior is aluminum siding over plywood and 2x4 walls. The foundation is creosote piles that support a raised floor with an insulated skirted crawlspace. Figures 2.10-1 through 2.10-4 show the pictures of the Eagle-Raven Apartments.



Figure 2.10-1 Eagle-Raven Apartments Typical 6-Unit Building



Figure 2.10-2 Eagle-Raven Apartments Typical Insulated Crawlspace



Figure 2.10-3 Eagle-Raven Apartments Typical Attic

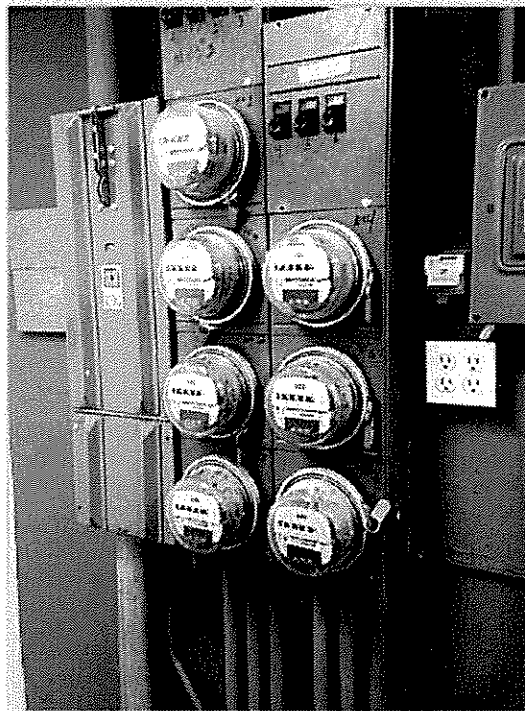


Figure 2.10-4 Eagle-Raven Apartments Typical Electric Meters

Table 2.10-2 provides the square footage and insulation values of building components for a typical Eagle-Raven 6 unit apartment building.

Table 2.10-2 : Eagle Raven Building Insulation Values and Area of Building Components

Building Address	Item	Perimeter Living Area Floors	Center Living Area Floors	Crawlspace Skirting	Rim Joist	House	Doors	Windows	Ceiling
104 3 rd Street	R-Value	6.7	35.5	11.7	11.9	11.3	5.3	2.6	10.6
	Area, ft ²	1,056	1,344	1,232	308	5,236	80	599	2,400

A System 2000 Energy Kinetics hot water boiler firing on #2 fuel oil is used to heat each 6 unit building. The size of the boiler is approximately 200,000 Btu/hr. Hot water circulation pumps distribute hot water for space heating to baseboard fin tube heaters. An 80 gallon electric hot water tank with a 4.5 kW electric heater generates domestic hot water for the building. Table 2.10-3 provides a breakdown of annual energy use and costs for each 6 unit building. Values are provided from AkWarm reports using the 3/30/2015 data library.

Table 2.10-3 : Typical Eagle-Raven Apartment Building Annual Fuel Use and Cost Breakdown

Unit	Space Heating #2 Oil Use, Gallons	Space Heating #2 Oil Cost	Water Heating Electricity Use, kWh	Water Heating Electricity Cost	Appliances & Lights Electricity Use, kWh	Appliances & Lights Electricity Cost	Total Annual Costs
1	1,652	\$6,658	32,520	\$2,602	50,296	\$4,024	\$13,283

Note: Fuel use and cost information provided by AkWarm software based on the 3/30/2015 library

2.10.2 Improvement Option Recommendations

The energy audit and blower door tests of the building generated a list of energy efficiency recommendations. Energy efficiency measures considered for the Eagle Raven Apartments are as follows:

- **Air Sealing** - THRHA would like to reduce air leakage by 150 CFM at 50 Pascal's.
- **Insulation** - THRHA considered insulating the ceiling joist cavities, crawlspace walls, and adding insulation to the attic.
- **Boiler Replacement** – THRHA considered replacing the oil fired boiler with an electric boiler.
- **Heat Pump DHW Heater** – Replace the existing electric hot water heater with an air source heat pump hot water heater.
- **Energy efficient lighting** - Replace T-12 fixtures with T-8 fixtures and incandescent bulbs with CFLs.

- **Energy Star Refrigerators** - Replace fridges with Energy Star appliance.

A summary of estimated costs and savings for recommended measures are provided in Table 2.10-4.

Table 2.10-4 : Eagle-Raven Apartment – Energy Efficiency Measure Cost Benefit Summary

Energy Efficiency Measure	Estimated Total Savings	Estimated Total Cost	Simple Payback, Years	SIR
On- or Below-Grade Floor, Perimeter: House: Install 4' of R-30 rigid board insulation on perimeter of Crawl Space Floor.	\$1,012	\$5,072	5.0	4.7
Cathedral Ceiling: House: Fill empty 2x12 cavity with 12" dense-pack blown-in cellulose insulation, density at least 3.5 lb/ft ³ .	\$1,345	\$8,565	6.4	3.7
Caulk and Seal so that Home Air Leakage is Reduced by 150 CFM at 50 Pascals.	\$76	\$250	3.3	2.8
Above-Grade Wall: Crawl space Skirting: Install R-20 rigid foam board to interior of wall.	\$436	\$7,334	16.8	1.4
Primary Heating System: Replace Heating System with a Boiler having an AFUE of 94%, <130 F distribution.	\$477	\$11,361	23.8	0.7
Exterior Door: Door to Main Body: Remove existing door and install U-0.16 fiberglass door with polyurethane core.	\$13	\$1,779	136.8	0.1
Lighting Upgrade	\$201	\$5,220	26.0	0.3
Totals	\$3,360	\$39,581	11.1	

1 – Costs and savings values for air sealing, windows, and insulation are estimated using the AkWarm software from the 3/30/2015 library.

2 – Lighting savings are estimated. A summary of assumptions and savings are listed in Section 4.0 – Attachments.

An air source heat pump was considered for domestic hot water heating. Table 2.10-5 shows the estimated cost benefit summary for installing heat pumps.

Table 2.10-5 : Eagle-Raven Apartment Estimated Heat Pump DHW Cost Benefit Summary

No. of Mini Split Air to DHW Systems Installed	Estimated Installed Cost	Estimated Offset of Electric Use for DHW	Potential DHW Savings	Simple Payback, Years	SIR Ratio
1	\$3,000	95%	\$824	3.6	4.1

THRHA also is considering upgrading portions of the building due to necessity that are not driven by energy savings. A summary of potential upgrades being considered are as follows:

- Provide new bath fans with motion sensor and vent them to the exterior.

- Provide new 3 speed 150 cfm kitchen range hoods and vent them to the exterior.
- Provide 110 CFM fan in crawlspace on moisture control and vent to exterior.
- Provide makeup air vents in bedrooms and living room.

Bathroom Ventilation – THRHA would like to install low-sone continuous duty rated exhaust fans on motion sensors with programmable time delays to meet ASHRAE 62.2-2012 for each bathroom. Installed costs are estimated at \$750 per fan.

Kitchen Ventilation – THRHA would like to install new 3 speed 150 cfm kitchen range hoods that are vented to the exterior to replace the existing recirculating hoods. The estimated installed cost for each system is \$1,500.

Crawlspace Ventilation – THRHA would like to install a 110 cfm exhaust fan to remove moisture from the crawlspace. The estimated installed cost for each system is \$750.

Makeup Air Vents - THRHA would like to install fresh air makeup vents in the bedrooms and living room. The estimated installed cost for each room is \$200.



Tlingit-Haida Regional Housing Authority
Organizational Chart UPDATED 03-14-2016

Board of Commissioners	
Clinton Cook Sr., Chairman	
Ella Bennett, Vice-Chair	
Virginia Lawrick, Secretary	
Victoria Denmark, Treasurer	
Janice Holch, Commissioner	

President / CEO
Ricardo Wolf

Alysha Guthrie Temp Research Analyst

Regional Housing Authority

Vice President, Operations & Tribal Services
Jocelyn Ramirez

Vice President, Administration
Joyce Niven

Allison Rhyner Assistant to the President
--

Vice President Planning & Development
Craig Moore

Sain Bergeron Project Superintendent

DCM Larry Gamiez Operations Manager

Vacant Admin Assistant

Tribal Services
Mary Elstner Mortgage & Property Officer
Dawn Wesley Loan Servicing/Fin Skills Spec
Tesla Cox Community Outreach Coord
Joanne Witta Planning/ Grants Coord
Louise Kadinger Energy Assistance Coord
Martha Mallott Energy Assistance Technician
Audrey Scott Temp Energy Assistant

Housing Services
Norton Gregory Manager
Kari Meitz HS Supervisor
Vacant HS Specialist
Bert Bennett HS Specialist I
Ashtley Davis HS Specialist II
Terri Bogren HS Specialist I
Lorilyn Swanson Firewood Placement Manager
Mike Hoyle Firewood Maintenance Spec

Finance
Irene Tupou Finance Manager

Administration
Ken Southerland HR Administrator
Darin Crapo Network Specialist
Angela Lewis Inventory Officer
Lorena Gray Office Manager
Dora Williams Receptionist

Projects
Vacant Project Coordinator

WYNNAHASDA Lorraine Derzis Program Controller

Maintenance Robert Reimer Manager

Tim Lott Maintenance Coordinator

Project Compliance Spec Steve Bennett DCM Technician II

Deborah Picken Maintenance Spec II Jess Bartolaba Maint. Spec. II (Heating) Vacant Maintenance Spec. I

Richard Bergeron Field Rep POW Vacant Field Rep KTN/Sax
--

James Jensen Field Rep Yakutat

Ryan Friday Field Rep Kake

Geramie Garrison Field Rep Hoonah

Russell James Field Rep Angoon

Ed Baker Field Rep Haines

Vacant Field Rep Wrangell

Energy Assistance Technician
Audrey Scott
Temp Energy Assistant

Firewood Maintenance Spec
Mike Hoyle

Accounting Specialist
Cindy Martin
Acct. Spec. II Payroll

Accountant I
Shaun Guthrie
Accountant I
Carla Manoskey
Accountant I
Claudine Lim
Accounting Specialist
Cindy Martin
Acct. Spec. II Payroll



Petersburg School District
Imagine. Believe. Achieve.

May 23, 2016
U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: Petersburg Indian Association ICDBG Application

Dear Office of Native American Programs,

The Petersburg Indian Association (PIA), in a joint effort with the Tlingit-Haida Regional Housing Authority, is seeking funding through the 2016 Indian Community Development Block Grant for a project to renovate the Eagle Raven Apartments to ensure safe, efficient, and affordable housing is available for low income residents in the Petersburg community.

As the Superintendent of the Petersburg School District, we are fully supportive of the PIA's application for the housing rehabilitation project. We recognize the tremendous need for safe, quality, and affordable housing in Petersburg, and this project will help to ensure that there is reasonable housing available to Petersburg's families. Children who live in safe, comfortable homes come to school ready to learn. For this reason, we are fully supportive of this application and will continue to serve as a community partner with the Petersburg Indian Association (PIA).

We strongly encourage you to fund this application to support the low-income residents in this underserved rural community. Thank you for your consideration of the Petersburg application.

Sincerely,

Erica Kludt-Painter, Superintendent
Petersburg School District



May 20, 2016

U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: Petersburg Indian Association ICDBG Application

Dear Office of Native American Programs,

The Petersburg Indian Association (PIA), in a joint effort with the Tlingit-Haida Regional Housing Authority, is seeking funding through the 2016 Indian Community Development Block Grant for a project to renovate the Eagle Raven Apartments to ensure safe, efficient, and affordable housing is available for low income residents in the Petersburg community. The following is a list of items that will be addressed at the facilities to improve safety, improve air quality and health, reduce monthly costs, and reduce long-term maintenance costs for residents and PIA.

- Replace existing, unsafe access and deck with new access and deck, and remove dangerous tree canopy threatening building(s)
- Implement a number of measures identified in the energy audit/safety inspections to address poor ventilation in the units, and reduce moisture in the crawlspace
- Implement recommended energy efficiency improvements to reduce costs for low to moderate income residents
 - Address building envelope, lighting, and appliances to improve energy efficiency
 - Replace the costly and inefficient heating and domestic hot water systems with high efficiency, renewable energy heat pump systems
- Repair, caulk, and paint and exterior to protect lifespan of siding and building structure.

Our organization is fully supportive of the PIA's application for the housing rehabilitation project. We recognize the tremendous need for safe, quality, and affordable housing in Petersburg, and this project will help to ensure that the housing stock in Petersburg is affordably available to local residents. Further, this project will ensure that the impacted housing stock will have reduced energy and maintenance costs, which will greatly impact the financial situation for occupants.

We encourage you to fund this application to support the low income residents in this underserved rural community. Thank you for your consideration of the Petersburg application.

Sincerely,

Mark Jensen
Mayor

Borough Administration
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